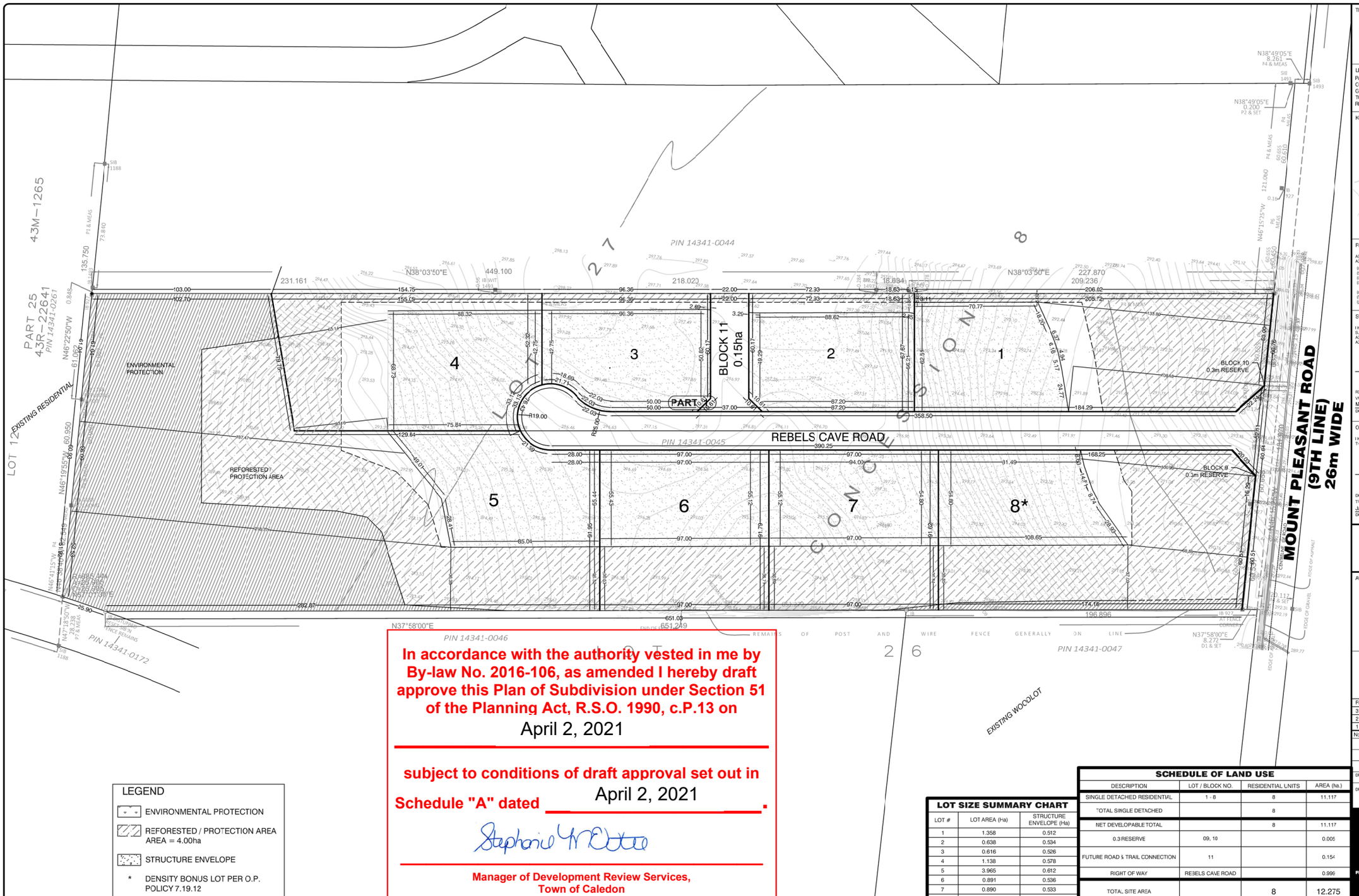


In accordance with the authority vested in me by By-law No. 2016-106, as amended I hereby draft approve this Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13 on April 2, 2021

subject to conditions of draft approval set out in Schedule "A" dated April 2, 2021.

Stephanie M Cotton

Manager of Development Review Services, Town of Caledon

LEGEND

- ENVIRONMENTAL PROTECTION
- REFORESTED / PROTECTION AREA AREA = 4.00ha
- STRUCTURE ENVELOPE
- * DENSITY BONUS LOT PER O.P. POLICY 7.19.12

LOT SIZE SUMMARY CHART

LOT #	LOT AREA (Ha)	STRUCTURE ENVELOPE (Ha)
1	1.358	0.512
2	0.638	0.534
3	0.616	0.526
4	1.138	0.578
5	3.965	0.612
6	0.891	0.536
7	0.890	0.533
8	1.621	0.504

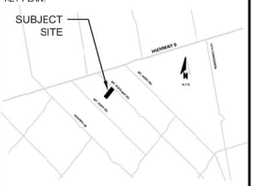
SCHEDULE OF LAND USE

DESCRIPTION	LOT / BLOCK NO.	RESIDENTIAL UNITS	AREA (ha.)
SINGLE DETACHED RESIDENTIAL	1 - 8	8	11.117
TOTAL SINGLE DETACHED		8	
NET DEVELOPABLE TOTAL		8	11.117
0.3 RESERVE	09, 10		0.006
FUTURE ROAD & TRAIL CONNECTION	11		0.154
RIGHT OF WAY	REBELS CAVE ROAD		0.996
TOTAL SITE AREA		8	12.275

TITLE:
PROPOSED DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
PART OF LOT 27
CONCESSION 8
GEOGRAPHIC TOWNSHIP OF ALBION
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

KEY PLAN:



REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

(a) SEE PLAN
(b) SEE PLAN
(c) SEE KEY MAP
(d) SEE SCHEDULE OF LAND USE
(e) SEE PLAN
(f) SEE PLAN
(g) SEE PLAN
(h) MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
(i) TOP SOIL, SAND, SANDY SILT, CLAYEY SILT
(j) SEE PLAN
(k) GARBAGE COLLECTION & FIRE PROTECTION
(l) SEE PLAN
(m) SEE PLAN

NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY VAN HARTEN

RON MAK
VAN HARTEN
May 29, 2018
DATE

OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CALEDON

DAVID GOODMAN
TROPICAL LAND DEVELOPMENT LIMITED
June 15, 2018
DATE

0 MOUNT PLEASANT ROAD

APPROVAL STAMP:

ANTHONY BIGLIERI
PRESIDENT
PROFESSIONAL PLANNER
R.P.P.

TROPICAL LAND DEVELOPMENTS LIMITED

No.	Description	Date	Int.
3			
2	REVISION	11/26/20	JS
1	REVISION	6/12/19	JS

PROJECT No.: 17445
DATE: May 4, 2018
SCALE: 1:2500
DRAFTED BY: JS
CHECKED BY: MJ
DRAWING No.: **DP-01**

THE BIGLIERI GROUP LTD.
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